

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 18, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 18, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF APRIL 11, 2013. Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of April 11, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously

EXECUTIVE SESSION

PRB # 13-043-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The board commenced its discussion of PRB File #13-043-A at 9:50 a.m. and concluded at 10:10 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and into Open Session.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 13-064 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DOT/DOT

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Project Number: (42)53-101-36B
Grantee: Town of East Hartford
Property: Formerly 355 Maple St. at its intersection with Forbes St., East Hartford
Project Purpose: Conveyance of Property to the Town of East Hartford
Item Purpose: Conveyance of approximately 17,974-SF of land pursuant to Section 141 of Public Act No. 12-2 to the Town of East Hartford to be used as open space.

SPRB Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Public Act 12-2 Section 141. This conveyance includes approximately 17,974-Sf (0.42-acres) of vacant land and is located at 355 Maple Street at its intersection with Forbes Street in the Town of East Hartford. The property is bounded to the South and West by private property, to the North by Maple Street and to the East by Forbes Street. The area to be conveyed was acquired in 1967.

In 2012, the property was inserted into PA 12-2 Section 141 as a legislative conveyance to the Town of East Hartford. The conditions of the conveyance are that the property be used as open space. In addition the deed contains a reversion clause should the “Town of East Hartford not use the property for open space purposes, does not maintain ownership or leases all or any portion of said parcel. The parcel shall revert back to the State of Connecticut.” The legislative language requires the property to be conveyed for an administrative fee which DOT has determined to be \$1,000 for this transaction.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 13-065 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RD-226 **Origin/Client:** DCS/WCSU
Contract: BI-RD-226-ARC Commission Letter #1
Consultant: Amenta/Emma Architects, P.C.
Property: Western Connecticut State University
Project Purpose: Fine and Performing Arts Center Project
Item Purpose: Commission Letter #1 to compensate the Architect for additional design related services including the conversion of the project to a CMR delivery system, BIM coordination, rehearsal room redesign and other various programmatic changes.

Staff reported that the project involves the construction of a new 144,000± GSF Fine & Performing Arts Center on an existing parking lot at the West Side Campus of Western Connecticut State University. Based on WCSU’s 2004 Master Plan, the facility will house 4 teaching / performing spaces, an 88-seat Concert Hall, 500-seat Proscenium Theater, 200-seat Studio Theater, 200-seat Recital Hall as well as multiple areas of technical production, rehearsal and support spaces. Public areas include a student lounge, art gallery, classrooms, small performance areas and a common public lobby/sitting area. The new building will also include university administrative offices to support these programs. The building will be constructed to qualify for LEED Silver certification. In order, construction and total project budget estimates were originally \$68,102,500 (\$473/GSF) and \$97,593,000 (\$678/GSF) respectively. Commission Letter #1 has been requested to compensate Amenta/Emma Architects, P.C. (“AEA”) for additional project consulting services.

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Commission Letter #1 will increase the Architect's total fee increases by \$98,950 from \$8,512,000 to \$8,610,950. The increased fee is intended to compensate the Architect's team for the following additions to the project scope:

- Additional services required to covert the project from a traditional design-bid-build project to a Construction Manager at Risk ("CMR") Delivery Method. This scope includes participation at multiple pre-bid conferences, nine subcontractor scope review meetings, two GMP scope meetings, conversion of documents to a CMR delivery format and a review/evaluation of the construction schedule and milestone requirements.
- Additional services required to prepare and participate with the CMR on development of BIM modeling for the project as well as coordination with various sub-consultants and progress revisions during construction.
- The redesign of proposed Rehearsal Room 334 to remove the proposed acoustical ceiling tiles, relocate the planned overhead MEPs and increase the overall ceiling height.
- Additional design services to address programmatic changes required to develop a new degree program involving "Video and Audio Production". This work shall include the development new plans, millwork, FF&E requirements, equipment and system lighting.

Staff recommended that the Board approve Commission Letter #1 in the amount of \$98,950 for Amenta/Emma Architects, P.C. to provide additional project services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-043-A - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-043-A. The motion passed unanimously.

PRB FILE #13-064 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-064. The motion passed unanimously.

PRB FILE #13-065 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-065. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary